



Finally Home Program

Lender Enrollment Form

The Office of the Illinois State Treasurer ("Treasurer") and _____ ("Financial Institution") agree that the following terms will govern all guarantees for home mortgage loans made under the Finally Home Program ("Program").

The Treasurer will deposit a pool of money with the Treasurer's Bank Administrator ("Bank"). This pool of money shall be known as the Finally Home Loan Loss Reserve Fund ("Fund").

The Financial Institution agrees that all Program loans will comply with the Deposit of State Moneys Act, 15 ILCS 520/7, Article V of the Illinois Residential Mortgage License Act of 1987, 205 ILCS 635, and the Treasurer's Program Guidelines, which are incorporated by reference herein.

As a participant in this Program, the Financial Institution shall do the following:

- Sign an agreement with the Bank to secure the 10 percent guarantee for eligible home loans;
- Review each borrower's eligibility for participation in the Program;
- Complete a Program Application for each potential borrower for the review of the Treasurer and Bank;
- Obtain the Treasurer's final approval before approving a loan application;
- Provide for the servicing of the loan; and
- Report to the Bank all instances where a loan is 30 days past due, and all subsequent activity on that loan.

Following receipt of the Treasurer's approval of the loan, the Bank will send to the Financial Institution documentation evidencing the 10 percent guarantee, which will be made for a five-year term and may not exceed 10 percent of the value of the initial home loan. Generally, no more than 5 percent of the value of the Fund may be used to guarantee loans originated by any single Financial Institution.

The Financial Institution shall inform the Bank and Treasurer if a borrower repays the loan so that the Bank may remove the guarantee applicable to that loan. If the Financial Institution determines that a loan is subject to foreclosure, the Financial Institution must inform the Bank and Treasurer of its intent to initiate foreclosure proceedings contemporaneously with notifying the borrower. Only after the Bank and the Treasurer determine that the Financial Institution has realized a loss, the Bank will pay the Financial Institution for a deficiency on a foreclosed home up to the amount guaranteed. A realized loss triggering the obligation occurs after foreclosure sale and the exhaustion of any available private mortgage insurance (PMI). If the borrower makes redemption after the foreclosed home is sold, the Financial Institution must return the amount of collateral paid out on the property to the Bank for re-deposit into the Fund.

This agreement shall be effective on the later of the signature dates below:

For: Illinois State Treasurer

For: Financial Institution

Date

Date

Ben Noven
312-814-1249
bnoven@treasurer.state.il.us

Designated Contact/Telephone/email

Designated Contact/Telephone/email